



TOWN OF CHAPEL HILL
Planning Department

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Community Design Commission Final Plan Application

This application should be used to submit Final Plan applications to the Community Design Commission including building elevations, site lighting, and alternative buffers. For assistance with this application, please contact the Chapel Hill Planning Department at (919) 968-2728 or at planning@townofchapelhill.org.

Section A: Property Information

Property Address:	111 Old University Station Road, Chapel Hill, NC		
Zoning:	MU OI-1		
Type of Application			
Building Elevation	YES	Site Lighting	N/A
		Alternative Buffers	N/A

Section B: Applicant Information (for contact purposes)

Name:	Tom Harrell - Development Engineering, Inc.		
Address:	244 West Millbrook Road		
City:	Raleigh	State:	NC
		Zip Code:	27609
Phone Number:	919-847-8300	E-mail:	tom@d-e-inc.com

Any persons intending to construct, install, remodel, repair, or alter any property in Chapel Hill, may be required to obtain a Business/Privilege License. The application can be found on the web at the following address: <http://www.townofchapelhill.org/index.aspx?page=1199>. Please contact the Revenue Collector, 919-968-2759, if you have any questions. The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this application; b) authorizes on-site review by authorized staff; and c) to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Tom Harrell Date: 02-23-15

Parcel Identifier Number (PIN): 9880-35-5948

The Community Design Commission meets regularly on the third Wednesday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please contact the Planning Department at (919) 968-2728.

N/A

5. **Lighting Plans**

- a) Site Lighting Plan: A detailed lighting plan for all proposed lighting fixtures on the site (including parking areas, pedestrian paths, building facades, landscape uplighting, etc.). The lighting plan should clearly indicate the locations of all light fixtures. The lighting plan shall also provide isographs with foot-candle and uniform ratios, candlepower of lamps, and types of illumination for all proposed lighting fixtures. The isographs shall be provided for the full extent of the site lighting (to the point where the lighting reaches 0.0 foot-candles), even if this includes off-site areas. The isograph shall be calculated with 100% lighting, and shall also identify and incorporate a site's topography.
- b) Cut Sheets: A detailed drawing and description shall be provided for each type of light fixture proposed on the site. The number, height, colors and materials for each type of fixture shall be clearly indicated.

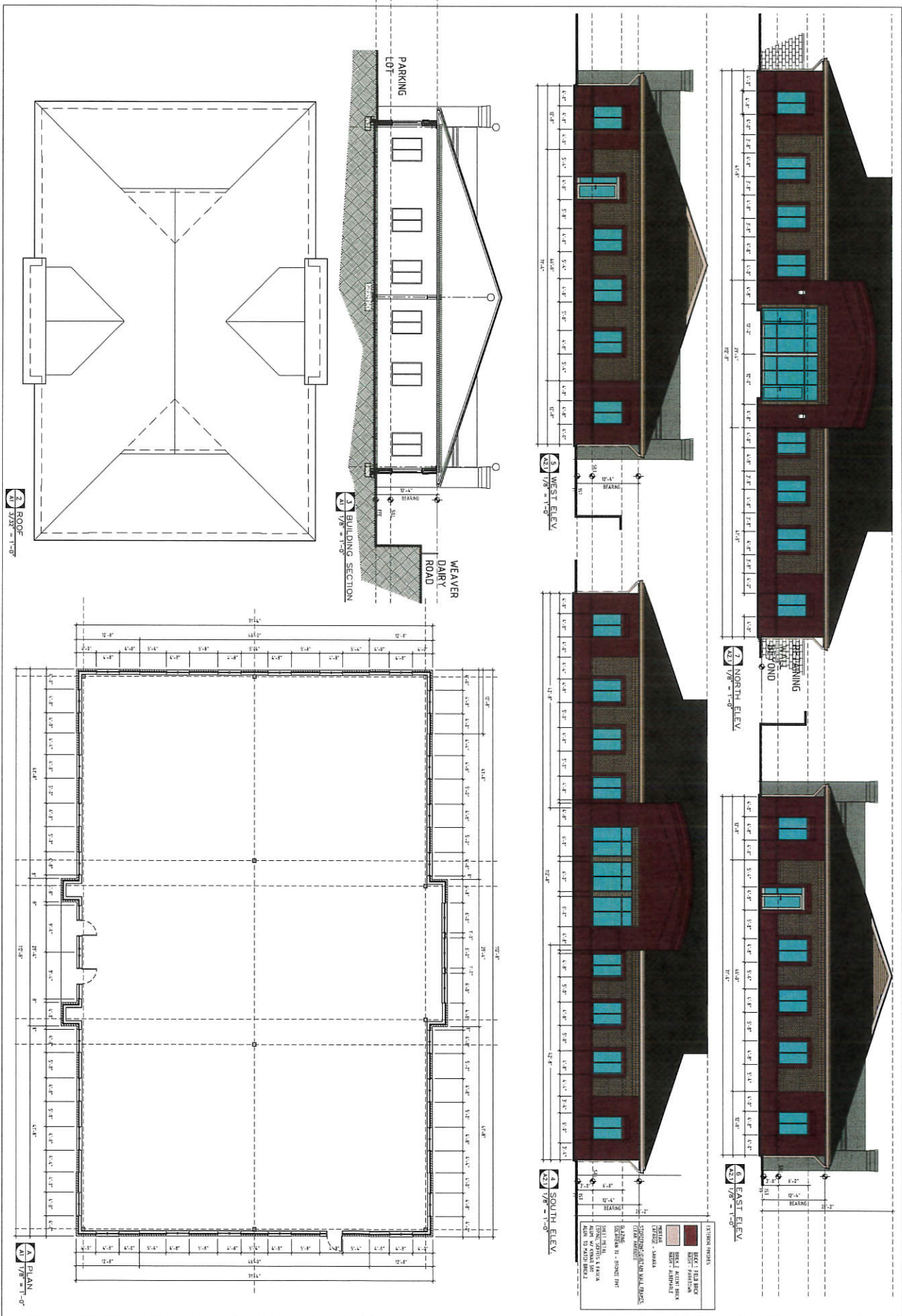
Please note that in accordance with Section 5.11 (Lighting Standards) of the Town's Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance to the occupants of adjacent properties.

For information on illuminating canopies, please refer to the Community Design Commission's "Design Standards for Canopies," which is available from the Chapel Hill Planning Department.

N/A

6. **Alternative Buffer**

- a) Landscaping Plan: A detailed planting plan, including a plant materials table that indicates the number, size and spacing for each plant type.
- b) Other: If a fence or wall is proposed as part of the alternative buffer, a scaled drawing or rendering shall be submitted, along with a list including all materials, textures and colors. The applicant should bring samples of such materials to the Design Commission meeting.



A1.1

SCHEMATIC ARCHITECTURAL PACKAGE FOR SITE SUBMISSION

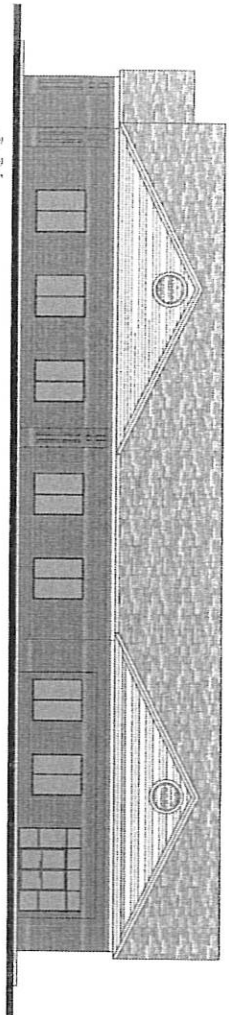
DATE	02.31.15
DR	RES
CH	
PROJ #	14102
REVISIONS	DATE

MAURER ARCHITECTURE
119 EAST HARGETT STREET, SUITE 300
RALEIGH, NORTH CAROLINA 27601
TEL. 919-829-4969 FAX. 919-829-0860

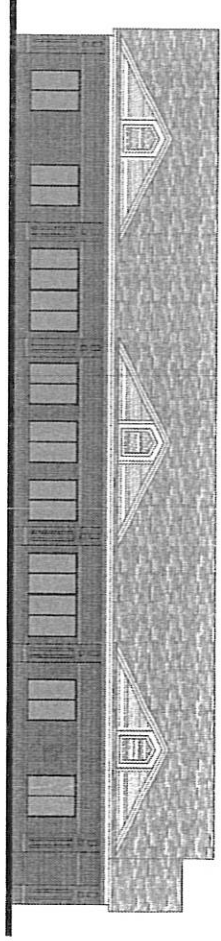
NOT FOR CONSTRUCTION

FOR COORDINATION AND REVIEW

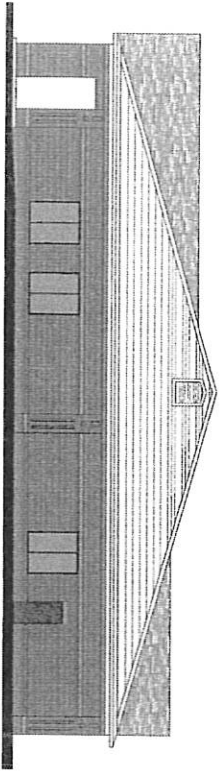
NEW SHELL BUILDING:
LOT 6
111 OLD UNIVERSITY STATION ROAD
CHAPEL HILL, NORTH CAROLINA



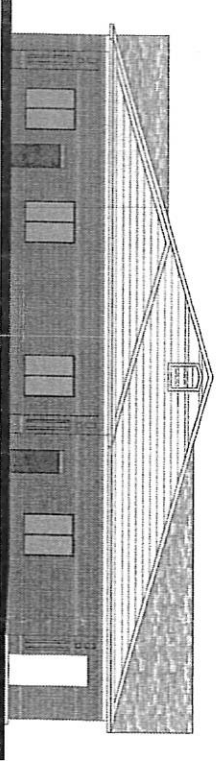
3.01
Front Elevation



3.02
Rear Elevation



3.03
Right Side Elevation



3.04
Left Side Elevation

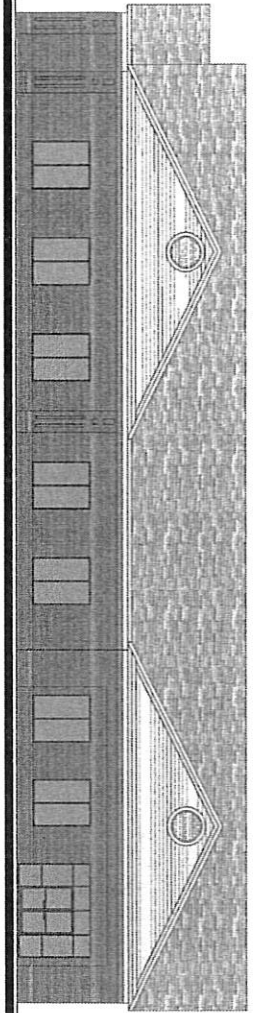
DATE	10.16.13
DRAWN BY	TC
CHECKED BY	TC
PROJECT NO.	1308
SHEET NO.	A-3

Borber Architects
 Post Office Box 52132
 Durham, North Carolina 27717
 919 486-1516 - Voice
 919 486-8978 - Fax
BA
 borberarchitects@gmail.com

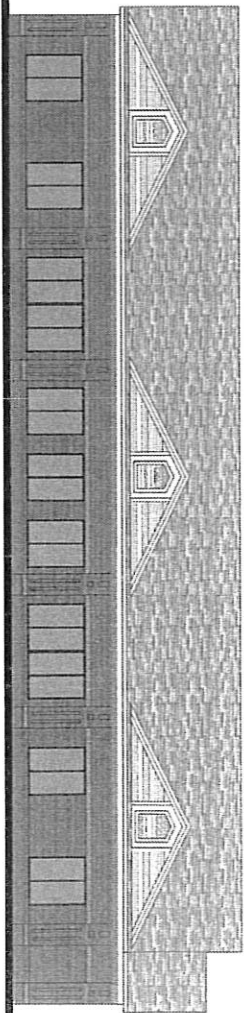
NO.	
REVISIONS	

Lot 6 Shell Building
 109 Old University Drive
 Timberlyne Commerce Park
 Chapel Hill, North Carolina

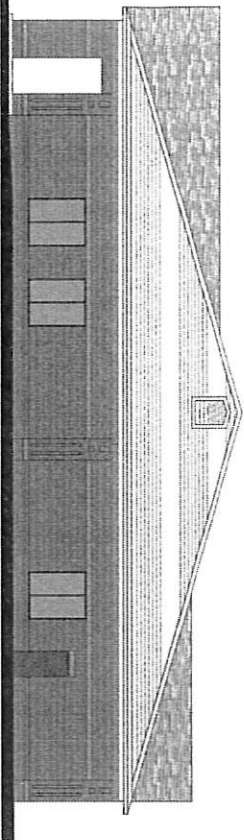
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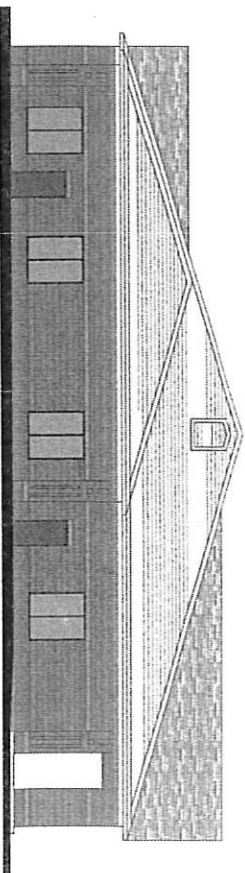
3.01
Front Elevation
SCALE: 1/8" = 1'-0"



3.02
Rear Elevation
SCALE: 1/8" = 1'-0"



3.03
Right Side Elevation
SCALE: 1/8" = 1'-0"



3.04
Left Side Elevation
SCALE: 1/8" = 1'-0"



PLANNING
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

February 23, 2010

Patrick Morrow
Philip Post & Associates, Inc.
401 Providence Road, Suite 200
Chapel Hill, NC 27514

Subject: Application for Community Design Commission Approval of Building Elevations and Lighting Plan for Timberlyne Commerce Park (Lot 6), 111 Old University Station Road (File No. 9880-35-5946)


Dear Mr. Morrow:

At its meetings on February 17, 2010 the Community Design Commission reviewed and approved your applications for Building Elevations dated January 26, 2010 and Lighting Plan dated June 8, 2009. The applications were approved with the conditions noted on the enclosed *Certificate of Design Commission Approval*.

Please note that construction and activity will not be allowed to deviate from the approved plans, and that any changes or additions to the approved plans must be approved by the Community Design Commission.

Should you have questions, please call me at 919-968-2728.

Sincerely,

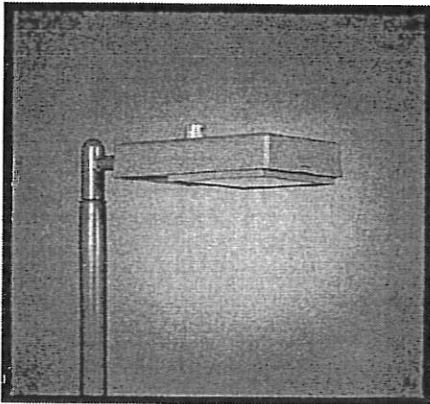

Kay Pearlstein, AICP
Senior Planner

cc: Bobby Pettiford, Inspection Manager
Maggie Bowers, Zoning Enforcement Officer
Gene Poveromo, Development Manager
Phil Post, ppost@ppaengineering.com

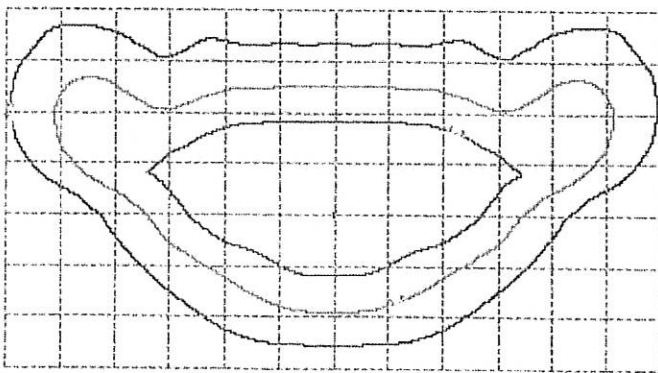
Fixture Specifications



SHOEBOX



IES Photometric file	DE40sbx
Initial Lamp Lumens	40000
Light Loss Factor	0.63
Lamp Wattage	400
Lamp Source	Metal Halide
Mtg Height	25ft
Colors	Bronze, Black Gray, Green



Grid spacing 12.5 ft.

ISO Template lines

Light Blue	2.0 FC
Green	1.0 FC
Dark Blue	0.5 FC

The values shown for the ISO template lines are maintained values, based on applicable Light Loss Factor, (LLF). Values are representative of manufacture specific photometric testing, which is subject to change without notification due to availability and product offering modifications. When evaluating photometric data note that values are approximate and will vary with the LLF and other factors, i.e. voltage variations, atmospheric conditions, etc.

Electronic IES photometric file available upon request - Note: Design Program required for use of a photometric file

Photos are representative of fixture style. Actual products may vary slightly, fixture and photometric data subject to change due to product offering modifications

PHOTOMETRIC DATA

Architektur • 6" Horizontal Twin/Quad Tube Regressed High Impact Lens Downlight • CFR SERIES

BALLAST DATA	13W Quad			18W Quad			26W Quad		
	120V	277V	347V	120V	277V	347V	120V	277V	347V
Total System Watts	30W	30W	29W	38W	38W	36W	57W	57W	58W
Input Current (Amps)	0.25	0.11	0.08	0.32	0.14	0.11	0.48	0.21	0.17
Input Frequency in Hz	50/60	50/60	50/60	50/60	50/60	50/60	50/60	50/60	50/60
Power Factor	>97%	>97%	>97%	>97%	>97%	>97%	>97%	>97%	>97%
Ballast Factor	>98%	>98%	1	>98%	>98%	1	>98%	>98%	1
Total Harmonic Distortion	<10%	<10%	<10%	<10%	<10%	<10%	<10%	<10%	<10%
Total Harmonic Distortion	-18°C (0°F)	-18°C (0°F)	-18°C (0°F)	-18°C (0°F)	-18°C (0°F)	-18°C (0°F)	-18°C (0°F)	-18°C (0°F)	-18°C (0°F)

LAMP DATA (two per fixture)	13W Twin	13W Quad	18W Quad	26W Quad
Rated Watts	13W	13W	18W	26W
Rated Lumens	900	860	1250	1800
Efficacy (LPW)	69	67	69	69
Rated life	10,000 hours	10,000 hours	10,000 hours	10,000 hours
CRI	82	82	82	82
Min. Starting Temp.	0° F	0° F	0° F	0° F

AVERAGE INITIAL FOOTCANDLES

- Assumptions:
1. Ceiling 80%; Wall 50%; Floor 20%
 2. Four luminaires evenly spaced in the center of the room
 3. The room is square and has a width and length actual to twice the luminaire spacing (LS)
 4. RCR is Room Cavity Ratio
 5. Dirt and Lumen Depreciation Factors are 1.0
 6. Ballast Factor is 1.0 for ballasted fixtures

26W Quads	SPACING	RCR1	RCR3	RCR7
7.0	24	20	15	
8.0	19	15	11	
9.0	15	12	9	
10.0	12	10	7	
11.0	10	8	6	
12.0	8	7	5	
13.0	7	6	4	
14.0	6	5	4	
15.0	5	4	3	

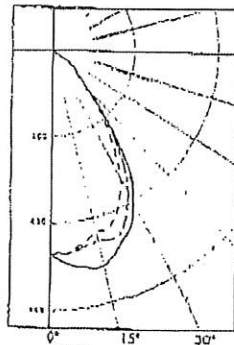
LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average 0°	Average 90°	Average 180°
45°	13300	15200	15365
55°	7129	7231	7536
65°	553	691	691
75°	226	226	226
85°	0	0	0

CFR026EB-ST372ACL Clear Alzak Reflector w/clear lens

Lamp: two 26W Quad
Rated lumens: 1710
Spacing Criteria: 1.2
Efficiency: 32.0%

CANDLEPOWER DISTRIBUTION



Tab No. 17L62340

CANDLEPOWER SUMMARY

Angle	0°	90°	180°
0	709	709	709
5	708	743	710
10	683	766	695
15	656	774	686
20	645	731	695
25	587	686	648
30	508	601	562
35	390	401	444
40	269	316	302
45	161	184	186
50	96	108	107
55	70	71	74
60	23	23	22
65	4	5	5
70	4	3	2
75	1	1	1
80	0	1	1
85	0	0	0
90	0	0	0

COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Ceiling Reflectance													
	80%		70%		50%		30%		10%					
	% Effective Floor Ceiling Reflectance													
	% Wall Reflectance													
	70	30	30	10	70	50	60	10	50	30	10	60	30	10
1	76	25	24	23	35	34	34	33	32	32	32	31	31	31
2	34	28	28	28	29	29	29	29	29	29	29	29	29	29
3	31	29	29	29	31	29	29	29	28	27	26	27	26	25
4	30	29	29	29	29	27	27	27	26	24	23	25	24	23
5	29	28	28	28	27	25	25	25	24	23	22	23	22	21
6	28	27	27	27	26	23	23	23	22	21	20	21	20	19
7	27	26	26	26	25	22	22	22	21	19	18	19	18	17
8	26	25	25	25	24	21	21	21	20	19	18	19	18	17
9	25	24	24	24	23	20	20	20	19	18	17	18	17	16
10	24	23	23	23	22	19	19	19	18	17	16	17	16	15

CFR026EB-ST372ACL

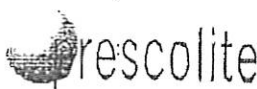
Tab No. 17L62340

NOTES

☉ Denotes a Virtual Source reflector.

Refer to www.prescolite.com for additional photometric tests (IES Files).

When ordering a sloped ceiling adaptor, specify the degree of slope in 5° increments, max. of 35°. For a more precise degree or wall ceiling applications, please contact factory. Sloped ceiling adaptor and housing must be installed at the same time.



Web: www.prescolite.com • Tech Support: (888) 777-4832
701 Millennium Boulevard • Greenville, SC 29607 U.S.A. • Phone (864) 678-1000
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Hubbell Lighting, Inc.